

BARN 2

£280,000

Wennington, LA2 8NX

In a quiet country lane location, one of three detached barns with consent to convert into a four bedroom property with an attached one bedroom annexe, parking and garden.

Plans show for entrance hall, open plan living dining kitchen, utility room and cloakroom to the ground floor with four double bedrooms, three being en suite, study and a house bathroom to the first. Attached annexe with entrance vestibule, living/dining kitchen and en suite bedroom. C. 2,400 sq ft (223sq m),

Available separately is a paddock, c 1.20 acres (0.48 hectares) situated to the north.

An exciting an opportunity to create your own home in a picturesque rural setting close to the village of Wennington.





Welcome to **BARN 2**

£280,000

Wennington, LA2 8NX

One of three detached barns located on Spout Lane, to the northwest of the attractive village of Wennington, providing an exciting and rare opportunity to create a home for the 21st century.

Planning consent was granted by Lancaster City Council, reference number 23/01477/FUL, dated 17 June 2024 for 'Change of use, conversion and alteration of barn into one dwelling (C3) with associated access and package treatment plant'.

Proposed plans show for: Ground floor - entrance hall, open plan living dining kitchen, utility room and cloakroom. Annexe with entrance vestibule, living/dining kitchen and en suite bedroom. First floor - four double bedrooms, three being en suite, study and a house bathroom (c.2,400 sq ft/223sq m). Outside space - parking and garden.

Available separately - situated to the north of the barns is a 1.20 acre (0.48 hectares) paddock, which is available by separate negotiation. The paddock could be available as a whole or just part of. Further details are available from the selling agent.

Services - there are no services presently to the site; purchasers will need to make their own enquiries as to local availability and cost.

Access - if Barn 2 is sold separately to Barns 1 and 3, then there will need to be various rights of access granted.

Wennington is a small Lune Valley village on the River Wenning. The village itself is nestled between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks (there's even a railway station in the village) making it popular for families and commuters alike.

Further afield, the Cumbrian market town of Kirkby Lonsdale (6.7 miles) is a very popular destination for local residents and tourists alike with much to offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket. The Georgian City of Lancaster is 12.3 miles distant where you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

In terms of **easy access to great local countryside**, you are surrounded! Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland and the National Parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors, the area provides a stunningly scenic natural playground.

Viewings are strictly by appointment only with the selling agents. Please contact the office on 015242 74445.

Directions - you can approach Wennington either from Wray, Melling or Low Bentham. Assuming you are travelling from the south leave the A683 before Hornby and follow signs to Wray, drive through to Wray and onward to Wennington. Once in the village, you'll see the railway station on the right and the village greens on the left and right. Proceed and having left the village, take the first turning on the left onto Spout Lane and after approximately 0.4 miles, the barns are on the left. Barn 2 is the second on the right.

what3words reference: ///lampost.trifle.fuzzy



Proposed elevations & visualisations



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

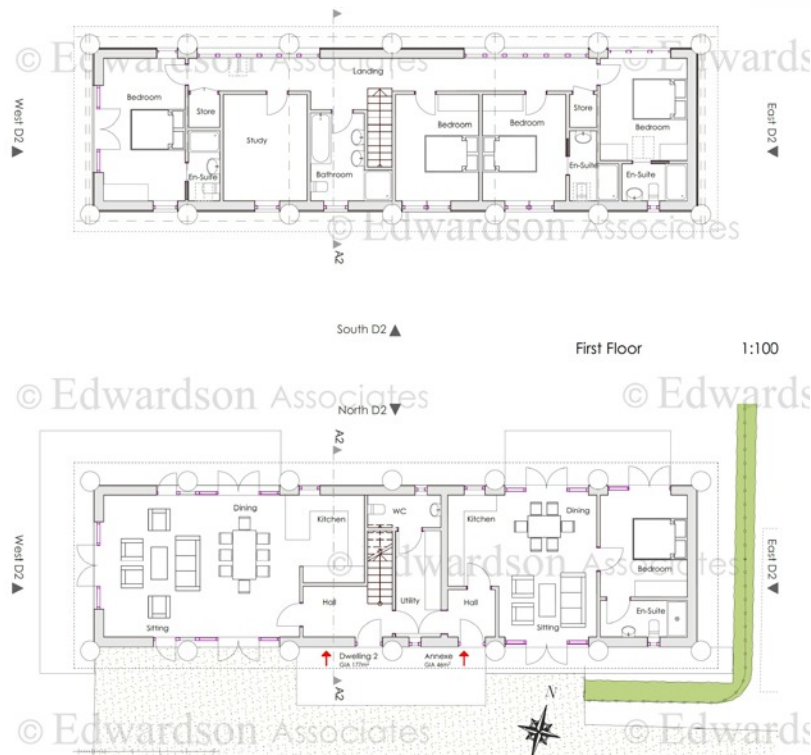
015242 74445

sales@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

estate agents



Proposed floor plans



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.